



GREENE ACRES PROPERTY OWNERS ASSOCIATION

435 GREENE ACRES RD N STANARDSVILLE, VA 22973

WWW.GREENEACRESVA.COM GAPOA.VA@GMAIL.COM

E-NEWS #2

FEBRUARY 20, 2023

FEBRUARY 4, 2023 GAPOA BOARD MEETING IN BRIEF *

Chair Fred Turck welcomed those attending the call-in meeting at 10:00 am. A quorum was approved, and minutes from the previous board meeting (November 19, 2022, were read and approved. The treasurer reported that expenditure was as expected for this fiscal year period, and income exceeded expectations with back assessments and higher interest rate return from investments. Assessment notices were to be mailed in early February, which will include updated information for paying through the GAPOA website. Lake parking hang tags will be mailed with the assessment payment receipt. There is an added \$6.00 fee for online payments. Roads Chair Brian Snyder requests drivers to be patient as the winter thaw starts. Potholes will be the 'normal' while the thaw and intermittent seasonal rain occur. There is a reminder for property owners to check and clear blocked culverts. The Safety/Services Chair is continuing to look into alternative internet sources for the beach. The bathhouse and pavilion electrical system has been rewired to code. The Legal Chair is currently looking at improving and updating the GAPOA governing documents for discussion at a further meeting. The activities committee is planning a spring/summer bash - stay tuned!



GAPOA BOARD Meetings 2023

✓ Saturday May 20, 2023

✓ Saturday July 15, 2023

✓ GAPOA Annual Meeting September 30, 2023

ALL MEETINGS WILL BE HELD AT 10:00 AM AT THE LAKE PAVILION. MAYBE SUBJECT TO CHANGE

GAPOA ASSESSMENT DUES REMINDER

\$218.00 per lot

is due by March 15, 2023



Online payment is available through the GAPOA website www.greeneacresva.com/payments
Note: PayPal payments are NOT available due to the fees charged for this service. Updated online payment details are included with your assessment notice. Website service fee \$6.00 per transaction applies.

Checks are to be mailed to
GAPOA
435 Greene Acres Rd N
Stanardsville, VA 22973

Please write your lot number in the details portion of your payment.
Assessments fund ordinary maintenance expenses of roads, common areas, GAPOA functions, and the Property Manager's contract.

If you are not able to pay your assessment in full due to unforeseen circumstances, please contact the treasurer to arrange a payment plan. A late fee of \$35.00 will be assessed for payments received sixty (60) days after the due date and liens will be filed on any property for which assessments and late fees are not paid. Members of Greene Acres who have not paid their assessments will not be allowed access to any common property, nor will their renters or guests, even if they are the guest of an owner in good standing.

Virginia's 4 PM Burning Law is in effect from February 15 through April 30 each year.

It is important to note that some localities may have even more restrictive regulations on outdoor burning than the state's 4 PM Burning Law. All burners are encouraged to check with their locality before starting any outdoor burning.

The 4 PM Burning Law was adopted during the 1940s to reduce the number of wildfires which occurred each spring when Virginia has traditionally seen an increased number of fires. Fires are more likely during late winter and early spring when winds are elevated, the relative humidity is lower, and the fuels on the forest floor are extremely dry. After 4:00 p.m., winds usually calm down and the relative humidity levels rise, both of which reduce the potential for wildfire.

VA BURN LAW IS NOW IN EFFECT

FIRE SEASON IS HERE



4 PM BURN LAW

www.dof.virginia.gov/wildland-prescribed-fire/fire-laws/



Spring into Greene

LAWN WITH CARE ~ by Fred Turck*

THERE ARE ALL SORTS OF GUIDANCE AND INFORMATION ON THE WEB ABOUT SPRING LAWN CARE, INCLUDING MOWING, SEEDING, WEED CONTROL, MULCHING, AND FERTILIZATION. I WANT TO TALK A BIT ABOUT FERTILIZATION BECAUSE THIS ONE TASK CAN HAVE A SIGNIFICANT IMPACT ON OUR LAKE. MOST OF EVERYONE'S PROPERTY IF IMPROPERLY FERTILIZED CAN HAVE A NEGATIVE IMPACT ON THE LAKE. YES, THOSE WHO HAVE LAKEFRONT PROPERTY WILL HAVE A GREATER IMPACT BUT EVEN WHAT THE FOLKS UP ON TOP RIDGE DO WILL EVENTUALLY IMPACT THE LAKE. AND BELIEVE IT OR NOT WHAT WE DO HERE IN GREENE COUNTY IMPACTS THE CHESAPEAKE BAY.

" So, if you are thinking about fertilizing and want to do it responsibly, here is what you need to do".

You may have heard this before:

a soil test is the best way to learn the specific fertilizer needs for your lawn. You can take a soil sample and send it to the Virginia Tech Soil Testing Lab for analysis. Routine test package at a cost of \$10.00!

A routine soil test package includes analysis of the plant-available levels of P, K, Ca, Mg, Zn, Mn, Cu, Fe, B, plus soil pH and estimated CEC, along with fertilizer and lime recommendations for the specified crop. Soluble salts and organic matter tests are also available. Local Cooperative Extension offices in counties and cities throughout the state can provide soil sample boxes and information sheets.

Soil samples are analyzed, and computer recommendations are generated usually within three working days of receipt.

The soil test reports are emailed directly to you.

GAPCA LAKE and Bathhouse Updates

- The bath house reopens Memorial weekend. through to Labor Weekend.
- A permit has been obtained, and sterile grass carp have been ordered for release into the lake in early spring. Sterile Grass Carp is used as an organic method of controlling problematic weeds instead of using expensive and harmful chemicals.
- Test kits will be in use over the summer lake monitoring period. The toxicity of the algae blooms will enable timely response for the caution signs to be managed for lake users.
- Hang tags must be displayed on vehicles while at the lake. 'Leave no trace behind' - what you bring, please take home. 2023 hang tags will be issued with assessment receipts.

The best way to prevent fertilizer runoff: is by following the recommendations provided in the soil test analysis.

Management practices for the prevention of runoff are listed below:

- Use the proper amounts, ratios, and types of fertilizer (making it more likely to be utilized by plants instead of leaching into the soil)
- Use a slow-release nitrogen fertilizer
- Time fertilizer applications properly based on the type of grass
- Add organic matter to improve soil structure in your lawn
- Use healthy soil & cultural practices; including weed control, proper irrigation, leaf management, dethatching & aeration, etc.

SPRING INTO EVENTS

Saturday April 1, 2023

Blue Ridge Flower & Garden Festival

10:00 am to 3:00pm at

Greene County Public Schools

www.facebook.com/greene.parks

www.greencountyva.myrec.com

Shenandoah Apple Blossom Festival

Winchester, VA

96th Shenandoah Apple Blossom Festival

April 28 - May 7, 2023

10 days, 40 events!

www.thebloom.com



*Fred Turck is the current GAPCA Board Chair and also on the Environmental Committee. Fred is the contact board member for Lake Water Management by Dr. Mike Casteel (Water Quality, Microbiology). If you would like to submit an article to the GAPCA newsletter, please submit your draft to the Board Secretary by May 20, 2023. All articles must reflect the values of the Greene Acres community.

MAKE
EVERY DAY
EARTH
DAY

Every day Green(e)



ROADSIDE TRASH ~ A PERSISTANT AND EVER INCREASING PROBLEM

"Most trash generates just two miles away from where they were found".

EVEN IN PUBLIC PLACES WHERE THERE ARE SIGNS AND TRASH CANS, PEOPLE STILL SEEM TO LITTER. UNTIL THAT CHANGES, THE BEST THING WE CAN DO TO HELP IS CLEAN IT UP. BY SPENDING A FEW HOURS PICKING UP TRASH IN YOUR COMMUNITY, YOU COULD KEEP WASTE FROM HARMING THE ENVIRONMENT. LITTERING AFFECTS THE ENVIRONMENT IN A NUMBER OF WAYS. IT RELEASES CHEMICALS AS IT DEGRADES, WHICH CAN ENTER THE SOIL AND FRESHWATER SOURCES, HARMING BOTH HUMANS AND ANIMALS. ACCORDING TO THE CENTER FOR BIOLOGICAL DIVERSITY, ANIMALS ALSO INGEST AND GET TANGLED UP IN LITTER, WHICH RESULTS IN THOUSANDS OF DEATHS EVERY YEAR. THE MOST COMMONLY LITTERED ITEMS ARE CIGARETTE BUTTS, PLASTIC FOOD PACKAGING, PLASTIC CUPS, GLASS BOTTLES, AND ALUMINUM CANS. THE GOOD NEWS IS A LOT OF THESE ITEMS ARE ACTUALLY RECYCLABLE. EVEN IN PUBLIC PLACES WHERE THERE ARE SIGNS AND TRASH CANS, PEOPLE STILL SEEM TO LITTER. (WWW.BRIGHTLY.ECO/BLOG/HOW-TO-HOST-COMMUNITY-CLEANUP)

REDUCING WASTE: WHAT CAN WE DO?

- Reduce first, then reuse, and lastly, recycle
- Reduce paper waste - examples include going paperless with recurring utility bills and subscriptions
- Reduce food waste - plan meals; buy local; buy in bulk; shop with reusable carry bags; compost organic waste
- Reduce and replace single-use items; - bring your bottle/mug for refills on the go
- Reduce plastic use
- Buy, Sell, and Swap your items on the local marketplaces
- Donate reusable items
- Start a community resource group - share ideas and work alongside side each other
- Add your suggestions here

KEEPING TRASH FROM BEING THROWN AWAY DOESN'T START WITH RECYCLING - FIND WAYS TO REDUCE OUR TRASH. LOOK FOR WAYS TO REUSE OR REPAIR.



Local Services

- **Greene County Landfill**
www.greencountyva.gov/governme nt/depts/solid-waste-management
- **Neighborhood Disposal**
www.neighborhooddisposalva.net
- **GFL Environmental**
www.gflenv.com/welcome-county-waste
- **WasteWorks**
www.wasteworksllc.com/wastework sllccom
- **Donate a car to charity**
www.donateacar2charity.com/state/virginia-car-donation-information
- **M & M Service & Salvage Yard, Inc.** Located in Ruckersville, VA.
T. (800) 533-4099

WANTED

Join others who engage in efforts towards community cleanup and improvement services to reinvigorate and set a standard for the community we want it to be.

- Looking for people to organize a clean-up event
- Meet your neighbors while working together builds community pride with quick results
- Meet up and discuss your next project.
- Reach out for the initial group meeting through the GAPOA board or social media.
- Set a date - make a plan - make it social too!
- Contact the board with your plans - we'll be there too!

March 15, 2023 Assessment due date

March 12, 2023 Day light saving starts

April 22, 2023 Earth Day - but lets make it every day in GA

May 18, 2023 GAPOA board meeting at the lake pavilion

May 26, 2023 Bath house reopens for summer

Disclaimer: GAPOA board supports local groups, organizations and businesses. GAPOA board does not endorse any product or business. Any contract is strictly between client and vendor. Photo credits: to the great folks of GA who took the time to pick up other peoples trash - THANK YOU.

GA's Community

GA's Neighbor's Sharing Library



Have you been to the Sharing Library right here in Greene Acres?

This library is easily accessed on the corner of High View Rd and Meadow Lane.

Park on side of the road, or grab a book on your stroll to the lake. Take a book, return a book! All age groups! Don't forget to give a wave to our innovative neighbor who set up the sharing library for our community to enjoy! Happy *summer-daze* reading!



GA's K9 Capers



Is your best buddy feeling like they have been confined to quarters too long over winter? Tired of kicking around the roads to stretch your legs? One of our neighbor innovators has started a group for K9ers to meet and greet at a dog park. Humans and dogs galore can meet new friends as well as brush off the winter grumps! Location can vary as well as the meet-up days due to ground and weather conditions. Reach out to the group through the Greene Acres (unofficial) Facebook page.



Eat n Play at the lake



As the weather warms up, it's time to dust off the T's and flip-flops and gather for a cookout!

Not sure whom to invite? There is a group of 200+ GAPOA residents waiting to meet you!

The GAPOA pavilion, bathhouse, and playscape are ready for the season. Keep watching for the next planned event! Want to get ahead of the planning? Put a shout-out on the Greene Acres (unofficial) Facebook page, or contact the Activities committee.



Stanardsville Fire Station Easter Bunny Egg Hunt Saturday April 1st, 2023



12-2 pm



Join us for:

- *Free Egg Hunt
- *Free photo with Easter Bunny
- *\$1 Hot dogs / \$1 Drinks
- *Emergency Vehicle Touch-A-Truck
- *Activites



Brought to you by:
Stanardsville Vol. Fire Dept
Greene County Sheriff's Office
Greene Emergency Services

Support Local

SAVE THE DATE!

GREENE COUNTY PARKS AND RECREATION



BLUE RIDGE FLOWER & GARDEN FESTIVAL

SATURDAY APRIL 1, 2023
10:00 AM-3:00 PM

GREENE COUNTY PUBLIC SCHOOLS COMPLEX

"Nature For Everyone"

EARTH DAY

APRIL 22, 2023

11:00 AM to 3:00 PM

VIRGINIA MASTER NATURALIST (OLD RAG CHAPTER)
VIRGINIA NATIVE PLANT SOCIETY (JEFFERSON CHAPTER)
HERPING VIRGINIA

CENTRAL VIRGINIA BEE KEEPERS ASSOCIATION
CULPEPER SOIL AND WATER CONSERVATION DISTRICT
BLUE RIDGE PRISM
PIEDMONT ENVIRONMENTAL COUNCIL



LIVE REPTILES AND AMPHIBIANS
LIVE BEES
INVASIVE PLANT IDENTIFICATION
SOIL TEST KITS
NATIVE PLANT IDENTIFICATION

PLANT TERRARIUM CRAFT
DOOR PRIZE DRAWING

JACK'S SHOP KITCHEN WILL HAVE ICE CREAM FOR SALE



GREENE COUNTY VISITOR CENTER
9157 SEMINOLE TRAIL, RUCKERSVILLE, VA 22968